



## Preparing for Undivided Interest Awards

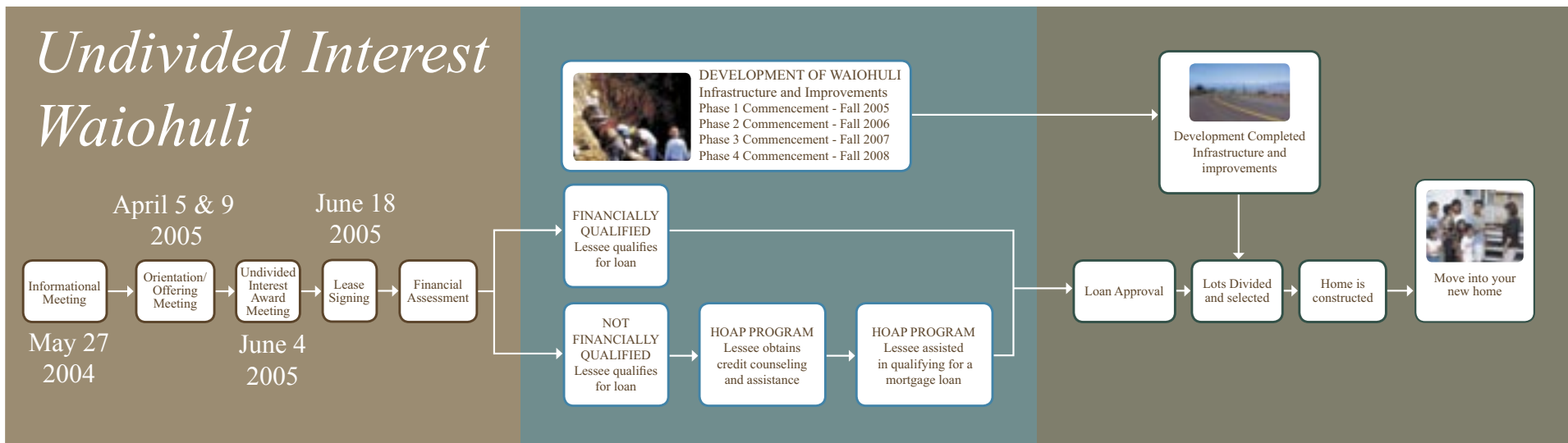
In its most basic explanation, Undivided Interest gives a beneficiary time to prepare for a homestead lot and the department time to develop that lot. There are absolutely no financial qualifications to accept an initial Undivided Interest award, so a beneficiary can accept an undivided lease award now and have one to five years to qualify financially.

The Undivided Interest award is not for everyone. It is for those beneficiaries who need more time, or who would like to succeed or transfer their award to a family member.

A subdivision under the Undivided Interest lease award will be developed in phases. As each phase is completed and specific lots are identified, the beneficiaries who chose an Undivided Interest award in that subdivision will be able to select a specific lot.

and leases will be awarded and the sooner a person can qualify for a loan, the sooner they move into their own home. For many, the first step is to contact the department's Home Ownership Assistance Program (HOAP) Information Call Center.

HOAP Information Call Center  
33 South King Street, Suite 513  
Honolulu, Hawai'i 96813  
Tel: 808.791.3403 / Toll-Free: 866.897.4384  
Fax: 808.791.3405 / Toll-Free: 866.897.4385  
[info@dhhahoap.org](mailto:info@dhhahoap.org)



When a specific lot is chosen, the Undivided Interest lease award changes to a standard lease award which identifies that lot. The order of the lot selection is based on your respective ranking from the initial waitlist.

Under the Undivided Interest award, once the property is developed, the department will amend your respective lease award under one of three types of lease awards:

▲ **TURNKEY HOUSE.** A beneficiary qualifies for and receives a home loan for an already built house.

▲ **VACANT LOT.** A beneficiary can select a vacant lot if it is available and build their own home, but construction must begin within one year of accepting a vacant lot lease award.

▲ **SELF-HELP HOUSING.** A beneficiary qualifies for and participates in a self-help building program such as Habitat for Humanity, if that option is available during that phase.

It is not the intent of the department to offer only vacant lot awards. It is the intent of the department to provide a lease award program that ultimately gives families highest on our waitlist an opportunity to accept a lease with a constructed home on it. Unlike previous acceleration efforts, all Undivided Interest awards are budgeted projects.

As an Undivided Interest lessee you possess all of the rights a traditional lessee receives:

- ▲ *Successorship*
- ▲ *Rescind, back to list*
- ▲ *Transfer lease*  
*plus,*
- ▲ *No financial qualifications required*
- ▲ *Time to prepare*

It is important to know approximately when lots will be available and to get financially qualified as soon as possible. Getting financially qualified means having your financial situation evaluated and making any adjustments, if needed, to improve your chances in qualifying for a home.

Because most Undivided Interest subdivisions will be built out in four phases over five years, there is time to improve credit, begin a savings plan, and pay off bills to enhance a person's financial position. But none of this can happen unless an individual is willing to do it.

It is our intent to "build to fit" as opposed to "fit to build." Homes will be built

The department will be developing Undivided Interest subdivisions on O'ahu, Maui, Hawai'i and Kaua'i.

The first Undivided Interest subdivision is the Waiohuli project in Kula, Maui, and a timeline with anticipated dates shown above. Beneficiaries on the Maui waitlist should be expecting communications from the department notifying them of the Orientation and Undivided Interest Award Selection meetings for Waiohuli.

The Orientation and Undivided Interest Award Selection meeting is anticipated for April '05 and for those interested in this award, Undivided Interest Lease signing will be in June '05.

The first phase site is expected to be completed by August '06 with individual lot selection also in August '06. The project will be built out in four phases and the first homes are expected to be completed in May '07. Each additional phase will also have an Undivided Interest Lease Signing.

The process for the Waiohuli Undivided Interest Awards is anticipated to be used for other projects at Maku'u (East Hawai'i), Lālāmilo (Waimea), and La'i'ōpua (Kona) on the island of Hawai'i; East Kapolei on O'ahu; and Wailua on Kaua'i.

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# Chairman's Message



## Aloha Kākou!

On May 27, 2004, we held our first Informational Meeting on Maui for our beneficiaries on the Maui island residential wait list. At that meeting, we spoke about the various projects on Maui and unveiled our new Undivided Interest Award. The general purpose of the evening was to let our beneficiaries know where, when, and how many units we would be developing on Maui.

We also conveyed that a successful partnership between the department and our beneficiaries is the key to getting native Hawaiians on the land.

Day in and day out our staff works hard to provide homesteading opportunities and to help people qualify for a mortgage. Our projects are on schedule, in some cases ahead of schedule, and we have already established a program to evaluate and help those on the waiting list who may have difficulty in securing a loan. We work to clear a path to home ownership that everyone can follow.

This month's Ka Nūhou talks about Waiohuli, Maui and lays out the time frame for the development. This is important because it puts in real terms and real time, the process for an Undivided Interest award.

We are ready to build more native Hawaiian communities throughout the state than ever before. We work to offer everyone on the wait list an opportunity for a lease award; your work is to prepare yourself to accept that award. I look forward to that day.



‘O au iho nō me ka ha‘aha‘a,

Micah A. Kane, Chairman  
Hawaiian Homes Commission

**Pictured above:**  
**Beautiful Waiohuli lands on Maui viewed from Keōkea. Waiohuli will be the location of our first Undivided Interest awards.**



## Ka Nūhou

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DHHL logo created by Stacey Leong Mills. The lau and hoku symbolize Papa and Wakea, the two cosmogonic creators of the Hawaiian people. Papa, Earth-Mother, is symbolized by the lau (kalo leaf). Wakea, Sky-Father, is symbolized by the hoku (star).

## Hawai'i RX Plus program

**I**n order to assist with the high cost of prescription medicine, the State of Hawai'i through its Department of Human Services began a prescription drugs assistance program called Hawai'i RX Plus last July. This program is designed to reduce the price of prescription drugs to qualified participants.

This program allows you to purchase your drugs at the same discount that the Department of Human Services pays for Medicaid recipients. Depending on the drug, participants can expect to save an estimated 10-15 percent off of the average wholesale price of drugs. Beginning July 2005, participants will be able to enjoy bigger discounts when the State begins receiving manufacturer rebates from pharmaceutical companies. The more residents that enroll into this program, the bigger the discounts will be.

All drugs are covered by this discount.



You are eligible to enroll in this program if:

- ▲ **You are a resident of Hawai'i;**
- ▲ **You do not have all of your drugs paid for by insurance; and**
- ▲ **According to family size, your household's income did not exceed 350 percent of the Federal Poverty Level for the state of Hawai'i (\$37,464 for single person, \$75,888 for a family of four).**

Application forms and further information can be obtained by calling 211. The phone call is free, confidential, and is available 24 hours a day from all islands. Further information and the application form are also available at the program's website at [www.HawaiiRxPlus.com](http://www.HawaiiRxPlus.com).



# Malu‘ohai - Sweat equity pays off

**L**t. Governor James “Duke” Aiona and Hawaiian Homes Commission Chairman Micah Kane joined other state, county, federal officials, community leaders and the families of 45 owner/builders at a dedication ceremony commemorating the completion of Phase 3 of Malu‘ohai at the Villages of Kapolei.

Malu‘ohai, formerly known as Village 6, of the Villages of Kapolei is a 37.8 acre parcel that became Hawaiian home lands in 1996 as part of the land claims settlement. Malu‘ohai is the first DHHL subdivision to utilize three housing development strategies to address housing needs of beneficiaries at different income levels. Phase 1 was a turnkey project, Phase 2 was a rent-to-own development and Phase 3 is a mutual self-help project.

Phase 3 of Malu‘ohai is a 45 unit mutual self-help project developed by Menehune Development Company with technical assistance provided by Honolulu Habitat for Humanity. This is the first self-help project in the Villages of Kapolei. To contain prices, beneficiaries contributed



**ChrisValles, Lt. Governor Aiona, new home owner Janice Lewis, construction foreman Lautoa Atisonoe and Chairman Micah Kane in the kitchen of Janice’s brand new house**



**Quentin Kaho‘okele and his ‘ohana poses proudly in front of their new home**

“sweat equity” and U.S. Department of Agriculture’s – Rural Development program and U.S. Department of Housing and Urban Development’s NAHASDA program provided technical assistance grants.

These 3-bedroom, 2-bath homes cost beneficiaries \$70,000. The first hui of 12 families started construction in January 2003.

DHHL is the master developer of Malu‘ohai and developed the on-site infrastructure improvements for all 226 lots at a cost of over \$12 million which was funded by the Hawaiian Homes Trust Fund.

Lt. Gov. “Duke” Aiona said “This is a great project because it involved many agencies working together for the right reason—putting native Hawaiians on the land.” He acknowledged the community for its support in making homeownership possible for the lessees.

Micah Kane said the development is important because it reflects greater participation by the federal government and community at large. “The department welcomes the 45 families to Malu‘ohai.”

## Critical need for Native Hawaiian foster parents

**T**he State of Hawai‘i, through two of its departments, Hawaiian Home Lands (DHHL) and Human Services (DHS), is collaborating with Partners-in-Development Foundation (PIDF), a Native Hawaiian, nonprofit, tax exempt, community-based organization (CBO), which has been awarded federal financial assistance for an urgently needed state program.

The Administration for Native American (ANA) of the U.S. Department of Health & Human Services (USDHHS) will help Hawai‘i to conduct a sustainable, grass-roots, social development program to identify, recruit, train, certify and support the necessary Native Hawaiian (NH) foster parents in Hawai‘i into the future.

“There is a critical need for foster parents statewide, especially in the Native Hawaiian community because more than 50 percent of Hawai‘i’s foster children are of Hawaiian descent,” said DHS Director Lillian Koller. “Now with this grant, we can place Native Hawaiian foster children in homes that are culturally appropriate and better suited to meet their needs.”

The urgent need for increased numbers of foster homes in the Native Hawaiian community is directly linked to the much greater incidence of out-of-home placement of children from troubled birth family situations. An unacceptable number of those removals of Native Hawaiian children (over 570 children at the time of the proposal or 43 percent of the Native Hawaiian children placed) are made to homes outside their cultural/ethnic background.

“This cultural estrangement only adds to the trauma of our Hawaiian

children,” said Hawaiian Homes Commission Chairman Micah Kane. “This grant will help us develop a program to help these children--by nurturing the culturally rich values of traditional family life and activating ties within the Native Hawaiian community.”

Collaboration will include faith-based organizations such as the Association of Hawaiian Evangelical Churches, the State Council of Hawaiian Congregational Churches and many other church groups serving the Native Hawaiian communities. Community-based service organizations such as ALU LIKE, Inc., the Association of Hawaiian Civic Clubs and the State Council of Hawaiian Homestead Associations and other state agencies like the Office of Hawaiian Affairs have agreed to kōkua the program.

The project’s first year will be devoted to community planning and engagement with the active assistance of the collaborating agencies and groups. In the subsequent years, more than eight (8) Native Hawaiian communities on a statewide basis will be organized and empowered as self-sustaining Hui Koi (advocacy groups): (1) to provide support of newly-recruited Native Hawaiian foster homes; (2) to support an equal number of Native Hawaiian birth families facing Child Welfare Services investigation, in preventing removal and to ensure necessary placements are with extended family and/or other Native Hawaiian families; and (3) for each Hui Koi to establish their own community/ neighborhood foster home.

To participate in this project, or for more information, call Kokua Ohana at 1-(800)-396-4262 or 885-9290 on the Big Island.

# Commissioner's Highlight

## Milton Pa

By Sherry Humphrey

Commissioner Milton Pa was first appointed by then-Governor Cayetano on July 1, 2000 and completed his first term in June of 2004. Because of his success in the position and ability to work effectively with our native Hawaiian beneficiaries as well as the Moloka'i community, he was re-appointed by Governor Lingle to serve a second term on July 1, 2004.

Milton brings a rich history of the Hawaiian homes program to his duties as a commissioner. His parents were among the first homesteaders under the Hawaiian Homes Commission Act when they were awarded a 40-acre agricultural homestead in Ho'olehua, Moloka'i. Milton is the successor to that homestead and continues the legacy of his family. He recently formed Kālahuala Farms and with the help of his nephews is working toward a successful ranch/farm operation in beautiful, cool Ho'olehua. The farm has some cattle and Milton is also working with the University of Hawai'i's College of Tropical Agriculture in an experimental tree farming operation.

Milton Pa was born and attended school on Moloka'i. He went on to attain his Bachelor of Science degree from The Church College of Hawai'i and later received his professional teaching certificate. He taught school in California for several years and then returned to Hawai'i to continue teaching. He retired from the Department of



Commissioner Milton Pa and Deputy Ben Henderson

Education in 1996 after 35 years of teaching in a variety of elementary schools in Hawai'i. Milton also has a long history of community participation and is currently a member of Molokai Habitat for Humanity Advisory Council, Hua Kanawao Kā Liko (Moloka'i General Hospital Heart Study), the Maui County Cultural Resources Commission, the Ho'olehua Hawaiian Civic Club and the Ho'olehua Homesteaders Association. This very active commissioner has many more

affiliations too numerous to list.

When he was first appointed as a Hawaiian Homes Commissioner, Milton arranged regular office hours at the Moloka'i District Office each week to provide an opportunity for the beneficiaries to meet with him and discuss their concerns. He continues that tradition in his second term. In his quiet and thoughtful way he continues to serve the program and respond to the people's needs.




Commissioner Pa and members of the Commission at the Pāpāholea Community meeting

Milton Pa works diligently to voice the concerns of our people on the unique island of Moloka'i. His wise counsel, educational background, experience and cultural awareness add a much-needed diversity to the commission. He supports the ideas, goals and programs of his fellow commissioners and Chairman Kane. Milton has always acknowledged and commended our DHHL staff and it has been my pleasure to work with Milton over the past four years.

Our thanks go out to Milton as a beneficiary who can bridge political ideologies successfully, listen to and speak for the people he serves and set an example of success under the Hawaiian homes program. Mahalo and aloha kāua, Commissioner Pa.


Building



**HOAP**  
for the Home Lands

**DHHL's Home Ownership Assistance Program**

"This program was created to help our beneficiaries become financially ready to own their own homes and take advantage of the thousands of leases that will be awarded in the coming years," explained Hawaiian Homes Commission Chairman Micah Kane.



The process of homeownership can often be frustrating and complicated. DHHL's HOAP provides beneficiaries with effective assistance by offering professional support every step of the way. **HOAP helps** those applying for new homeownership opportunities and provides financial guidance through debt reduction, credit repair, and finance management courses. Beneficiaries can also access tailored case management services to address their individual needs.

**Upcoming HOAP Orientation Sessions**

- 2/16 Honolulu
- 3/2 Wailuku
- 4/13 Nanakuli
- 4/20 Kaunakakai
- 5/11 Kona
- 5/18 Lihue
- 6/1 Lanai City
- 7/6 Lahaina
- 7/13 Waimanalo

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